

**RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF COLLEGE PARK, MARYLAND, TO EXTEND THE SUSPENSION
OF ADMINISTRATION AND ENFORCEMENT OF CHAPTER 127, “RENT
STABILIZATION”, TO SEPTEMBER 1, 2014**

WHEREAS, pursuant to Md. Code Ann., Art. 23 A, Section 2, the City of College Park, Maryland (hereinafter, the “City”) has the power to pass such ordinances as it deems necessary to protect the health, safety and welfare of the citizens of the municipality; and

WHEREAS, the Mayor and City Council have found that, since 2005, homeownership in the City of College Park has declined at a pace substantially more significant than in Prince George’s County or the State of Maryland, that the percentage of owner occupancy in College Park has been and continues to be substantially less than in Prince George’s County or the State of Maryland, that the population of converted, previously owner-occupied units has expanded, that rents have continued to rise and that City Code violations remain substantially higher among rental units subject to the City’s existing rent stabilization program than among owner-occupied dwellings; and

WHEREAS, the Mayor and City Council have found that the current rental market in the City continues to pose a threat to the public health, safety and welfare of the residents of the City; and

WHEREAS, the City of College Park continues to have a strong policy to promote home ownership and owner-occupancy of residences and reduce incentives for owners to convert their residences to rental units; and

WHEREAS, in 2005 the Mayor and Council adopted Ordinance 05-0-02, which established in Chapter 127 of the City Code a rent stabilization program for the purposes stated in the Ordinance, including the above-referenced public health and safety issues; and

WHEREAS, the Mayor and City Council adopted Ordinance 12-O-06 to extend the rent stabilization program through 2013 in order to fulfill the purposes of Ordinance 05-0-02 and Chapter 127 of the City Code, to receive the full benefit from the law, to ensure the availability and maintenance of affordable housing in the City, to protect the standard of living of all City residents, and to strengthen and stabilize the City's neighborhoods; and

WHEREAS, the Mayor and City Council have determined in adopting Ordinance 13-0-06 that the conditions that the rent stabilization program was designed to address have not yet been resolved, and that additional time is needed to receive the full benefit from the law; and

WHEREAS, various representatives of the landlords regulated by Chapter 127, including leaders of the Prince George's Property Owners Association ("PGPOA"), requested in 2012 that the City suspend enforcement of Chapter 127 in order to pursue other methods of achieving the stated goals; and

WHEREAS, the landlords and PGPOA stated that they recognized and supported the two overall goals for the City, which are to regain a balance in types of housing and population in College Park neighborhoods and to address quality of life concerns, including noise, littering, code violations, overcrowding, aggressive behavior, vandalism, underage drinking and crime; and

WHEREAS, in reliance upon the commitment of the landlords and the PGPOA to work with the City and the University of Maryland and to develop and engage in various strategies that produce measurable improvements in the resolution of the public safety and health issues that Chapter 127 was enacted to address, the Mayor and Council determined to suspend further administration and enforcement of Chapter 127 for one year through September 1, 2013; and

WHEREAS, the Mayor and Council engaged with stakeholders, including the PGPOA and landlords, the University of Maryland, students and the Student Government Association, and City residents, through the Neighborhood Stabilization and Quality of Life Workgroup (“Workgroup”) and other initiatives to explore avenues to achieve the goals and address and resolve the concerns stated in this Resolution; and

WHEREAS, the Workgroup is continuing in its efforts but will not have completed its work on or before September 1, 2013; and

WHEREAS, the Mayor and Council have determined that it is in the public interest to extend the suspension of enforcement of Chapter 127, “Rent Stabilization” for a further period.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of College Park that the continued administration and enforcement of Chapter 127, “Rent Stabilization”, be and it is hereby suspended to and until September 1, 2014; and it is further

RESOLVED, that the continued administration and enforcement of Chapter 127, “Rent Stabilization” is subject to earlier resumption and enforcement by further resolution of the Mayor and City Council.

ADOPTED by the Mayor and City Council of the City of College Park, Maryland at a regular meeting on the 18th day of June, 2013.

EFFECTIVE the 18th day of June, 2013.

WITNESS:

**THE CITY OF COLLEGE PARK,
MARYLAND**

Janeen S. Miller, CMC, City Clerk

Andrew M. Fellows, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Suellen M. Ferguson, City Attorney